

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR**

**THE WOODS ON AUGUSTA TOWNHOMES HOMEOWNERS ASSOCIATION**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

**The Woods On Augusta Townhomes Homeowners Association**, The undersigned, being the President of The Woods on Augusta Townhomes Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

- (1) The name of the condominium is **The Woods on Augusta Townhomes.**
- (2) The name of the association is **The Woods on Augusta Townhomes Homeowners Association.**
- (3) The location of the condominium is **The location of the condominium is 1100 Augusta Drive, Houston, Harris County, Texas.**
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Documents:
    - (1) Condominium Declaration for The Woods on Augusta Townhomes.
  - b. Recording Information:
    - (1) Volume 33, Page 21, et seq. in the Condominium Records of Harris County, Texas.

- (5) The name and mailing address of the Association is:

**The Woods on Augusta Townhomes Homeowners Association.  
c/o Community Foundation Association Management, Inc.  
9450 Pinecroft Drive, #9094, Spring, Texas 77380**

- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

**Name: Veronica LeBlanc  
Mailing Address: Community Foundation Association Management, Inc.  
9450 Pinecroft Drive, #9094, Spring, Texas 77380  
Telephone Number: (832) 304-3711  
Email: MyHOA@CommunityFAM.com**

- (7) The Association's website address is: www.CommunityFAM.com

- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

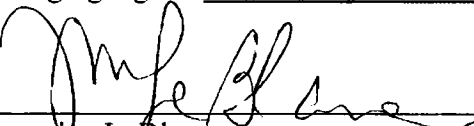
- a. Resale Certificate: \$350.00 each
- b. Resale Certificate Update Fee: \$ 75.00 each
- c. Transfer Fee: \$350.00 each
- d. Refinance/Statement of Accounts: \$100.00 each
- e. Mortgage Questionnaire: \$175.00 each
- f. Expedite Fee (24 Hours): \$150.00 per request

- (9) The association fees listed above cover all costs that the association incurs related to a property transfer in the subdivision.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available

EXECUTED ON THIS 8<sup>TH</sup> DAY OF MAY 2025.

By: **The Woods on Augusta Townhouse Homeowners Association**  
A Texas condominium association acting by and through its  
Managing Agent: **Community Foundation Association Management, Inc.**

  
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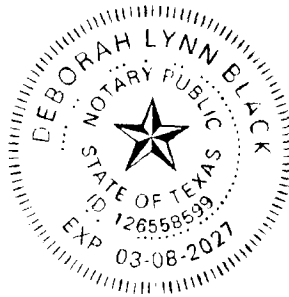
Veronica LeBlanc

*President of Community Foundation Association Management, Inc.*

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Veronica LeBlanc, of Community Foundation Association Management, Inc., Managing Agent for **The Woods on Augusta Townhouse Homeowners Association** and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the **8<sup>th</sup> day of May 2025.**



Deborah Black  
Notary Public, State of Texas

RP-2025-269472  
# Pages 4  
07/11/2025 02:01 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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